



## **16 Vauxhall Crescent, Newport, TF10 7PT**

**Guide Price £160,000**

**FOR SALE BY ONLINE AUCTION 10th DECEMBER 2025**

Nestled at the end of Vauxhall Crescent, this three-bedroom property is waiting for someone to unlock its full potential. With a large rear garden, and the possibility to expand on the already built foundations, this house is ideal for a young, growing family.

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

### Entrance Hall

Entering into a spacious hallway, with stairs on the left rising to the first floor, storage cupboard to the right and access to the ground floor living accommodation.

### Lounge

Good sized living room with a feature electric fireplace and surrounding mantelpiece, UPVC double-glazed window to the front and French doors to the rear giving access to the conservatory. Two ceiling light fittings and radiator.

### Conservatory

Bright and airy conservatory with large, double-glazed windows overlooking the garden and access via a panel glazed door.

### Kitchen

An L-shaped fitted kitchen of white wood wall and base units, sunken one-and-a-half sink drainer, integrated fridge-freezer, microwave, oven and induction hob with an overhead extractor hood and plumbing for appliances such as a dishwasher or washing machine. Tiled splash areas, radiator and two ceiling light fittings.

### WC

Ground floor WC, with a basin, frosted UPVC double-glazed window, light fitting and boiler.

### Rear Hallway

Just off the kitchen, with an understairs pantry space and access to the rear garden.

### Stairs and Landing

Curved staircase leading to a spacious landing, with a window, radiator and ceiling light fitting.

### Bedroom One



Rear elevation double bedroom, with a large UPVC double-glazed window, ceiling light fitting, radiator and lift hatch.

### Bedroom Two

Rear elevation bedroom, with a UPVC double-glazed window, radiator, built-in storage cupboard and ceiling light fitting.

### Bedroom Three

Front elevation single bedroom, UPVC double-glazed window, radiator and ceiling light fitting.

### Bathroom

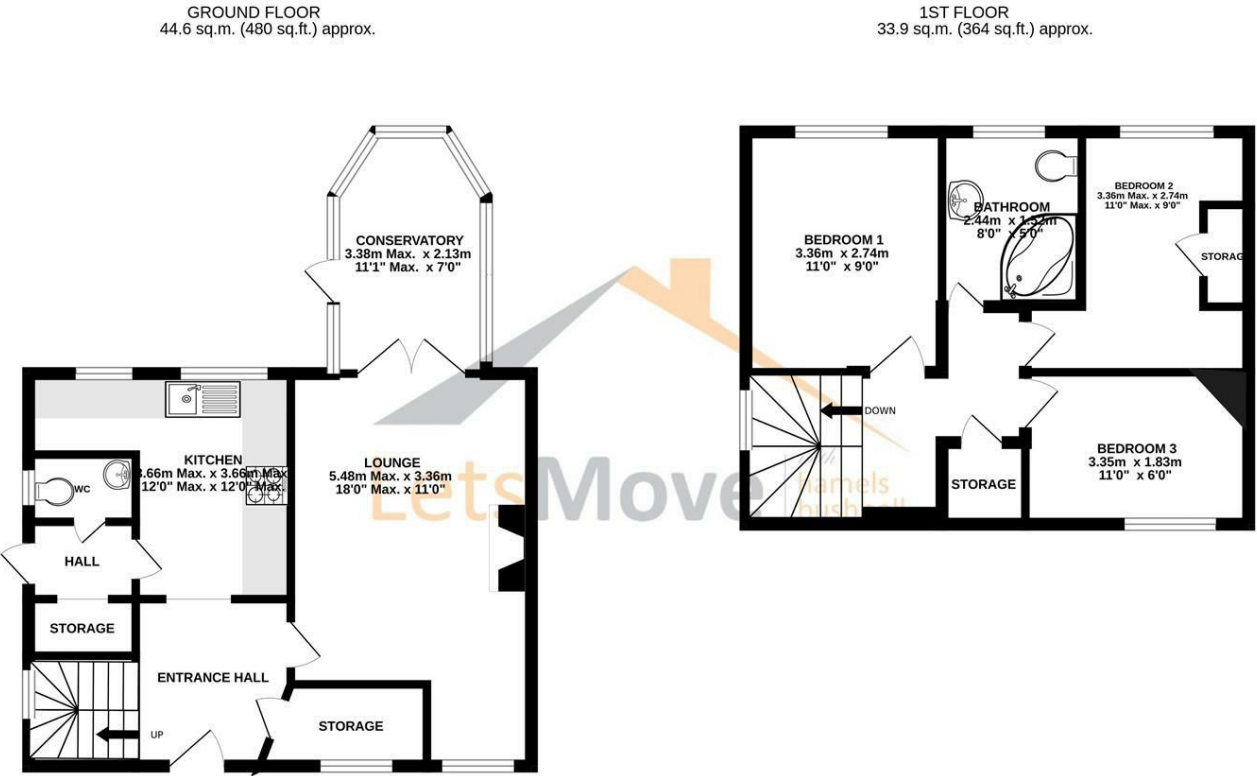


Good sized family bathroom with a large, fitted corner bathtub and overhead shower, low-level flush WC, pedestal basin and vanity unit, frosted window, heated towel rail and ceiling light fitting.

### Outside

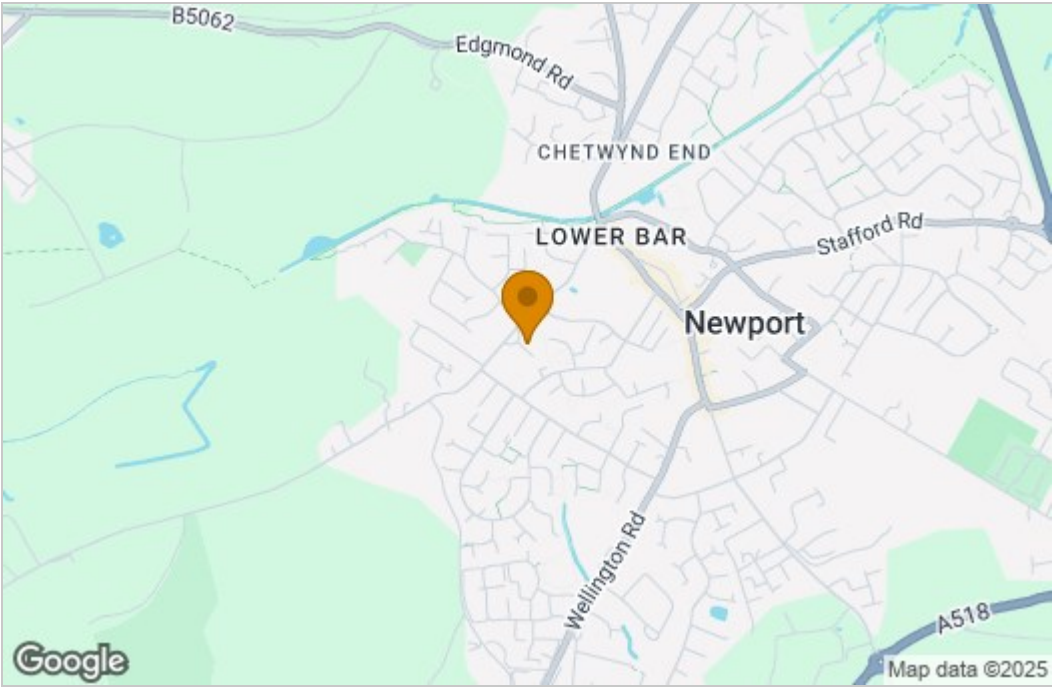
Vast corner garden plot, with a large lawn, patio area and side access via a wooden gate. Partially constructed foundations for a further structure. Not overlooked from the rear. Gravel driveway to the front of the property with parking for 2 cars.

Floor Plan

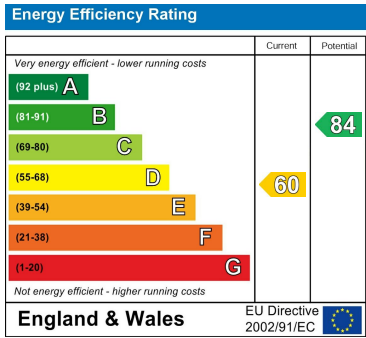


TOTAL FLOOR AREA : 78.4 sq.m. (844 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Area Map



Energy Efficiency Graph



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